

April 16, 2020

5760-178

County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Fire Protection Plan – Letter Report for the Rancho Guejito Wine Tasting Room and Event Venue Project

This Fire Protection Plan (FPP) – Letter Report demonstrates that the Wine Tasting Room and Event Venue Project will be in compliance with applicable portions of the 2020 San Diego County Consolidated Fire Code (Ordinance Number 10337) and Tiered Winery Ordinance (Section 6910) Amendment (POD-14-005, adopted by the County Board of Supervisors on April 27, 2016). The Project will also be consistent with the 2019 California Building Code, Chapter 7A; 2019 California Fire Code, Chapter 49; and 2019 California Residential Code, Section 237 as adopted by County of San Diego (County). The Proposed Project would be required to meet the adopted codes at the time of construction. This FPP-Letter Report has been prepared as prescribed in the County’s “Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection (County of San Diego 2010)” document. For purposes of this FPP- Letter Report, the Wine Tasting Room and Event Venue Project will be referred to as the “Project complex” or the “Project.”

Following extensive review of available digital site information, including topography, vegetation types, fire history, and the Proposed Project’s site plan, Dudek fire protection planners conducted a field assessment of the Proposed Project on August 19, 2019.

1 Project Description

The Project applicant, Rancho Guejito Corporation, is preparing an application for development and operation of a wine tasting room and separate event center to be located on privately-held land in the North County Metro Subregional Plan Area, within unincorporated San Diego County, California (Refer to Figure 1, Vicinity Map; and Figure 2, Project Location Map). The 4.2-acre Project site is located at 17224 San Pasqual Valley Road on the north side of the road, which is also State Route (SR) 78. While the Project site is covered in the existing Administrative Permit for several assessor’s parcel numbers on the property, the proposed Project would require approval from the County of San Diego for a Major Use Permit (MUP). The need for a MUP instead of amendment to the existing Administrative Permit is caused by the inclusion of a commercial kitchen in the wine tasting room.

The proposed Project site occurs in portions of County Assessor Parcel Numbers (APN) 242-110-01, 242-070-07, 242-070-08, and 242-070-13 is subject to the General Plan Regional Category Rural Lands, Land Use Designation RL-40. Zoning for the site is A70 (Limited Agriculture) and A72 (General Agriculture). The proposed Project complex is located approximately 310 feet northwest of the existing Rockwood Ranch house and associated farm structures. It will be located 405 feet north of SR-78 in Rockwood Canyon surrounded by existing vineyards and orchards. The existing unoccupied mobile home, old home, and associated farm buildings will be removed. Refer to Attachment 1, Representative Site Photographs.

The proposed Project consists of a wine tasting room complete with a full commercial kitchen and an event center, along with associated parking lots, outdoor areas, fire water storage and storm water infiltration facilities. The proposed 4,283 square foot tasting room (Proposed Phase 1 of development) would consist of a single story building with catering kitchen, wine bar and seating areas for tasting, offices, restrooms, merchandise display areas, wine storage and refrigerated and non-refrigerated food storage areas, and a commercial kitchen. There would also be outdoor covered patio and lawn areas for tasting and private events. Phase 1 occupancy is estimated at 185 people. In Phase 2, the tasting room would have two additional rooms that could be added under separate building permits. These two additional spaces with a total size of 1,612 square feet, could be used for merchandise sales, meetings, small events, private wine tasting. Should Phase 2 be constructed, occupancy would increase to 200 people.

The event center would consist of two buildings: an event lounging and preparation building and a banquet barn. The event lounging and preparation area is a 1,500 square foot building with restrooms, changing and lounging areas, bedroom-bathroom suite, and kitchenette. The barn is a 3,700 square foot building that could accommodate weddings, quinceaneras, anniversary parties, and corporate events. The event center occupancy is estimated at 250 people.

Primary access to the site would occur from SR-78. On-site circulation would be facilitated with 24-foot wide roads for service and fire access. All fire access roads will be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs.) and be consistent with code requirements for asphaltic pavement surface. The fire roads as planned and constructed, would facilitate a maximum hose pull of approximately 150 feet for all site features.

2 Environmental Setting

2.1 Location

The proposed Project is located in the unincorporated portion of the County of San Diego, east of the City of Escondido, north of San Pasqual Valley, and west of Schoolhouse Canyon. More specifically, the Proposed Project site is located 0.4 mile west of Bandy Canyon Road, 310 feet northwest of the existing Rockwood Ranch house and associated farm structures, and 405 feet north of SR-78 at 17224 San Pasqual Valley Road (i.e., SR-78). The Project lies within Township 12 South, Range 1 West in the southwestern portion of Section 26 of the San Pasqual U.S. Geographical Survey 7.5-minute quadrangle map. Figure 1 illustrates the Proposed Project's regional location.

The surrounding land uses immediately in all directions of the Project site include vineyards and orchards (i.e., avocados and various types of citrus). Rockwood Canyon and more specifically the Project site has been in agriculture since B.B. Rockwood built his farmhouse in 1883. To the west of the Project site is Guejito Creek and the San Diego Zoo Safari Park's eastern boundary. To the south is San Ysabel Creek and agricultural lands in San Pasqual Valley. To the north and east are large landholdings of which belong to Rancho Guejito Corporation, other avocado orchard growers, and the Cleveland National Forest. The Project's wildland urban interface (WUI) location is primarily in an area statutorily designated within the state responsibility area (SRA) Moderate Fire Hazard Severity Zone (FHSZ) for the Rockwood Canyon valley bottom and Very High FHSZ for the steeper slopes in the canyon, by the County and California Department of Forestry and Fire Protection (CAL FIRE) (CAL FIRE 2007).

2.2 Topography

The Project site is located in Rockwood Canyon valley floor on generally flat terrain. The project site has an elevation of approximately 427 feet above mean sea level. The terrain adjacent to the Project includes steep, hillsides with slopes ranging from 35% to 45% to the west and northeast of the project site. Topography influences fire risk by affecting fire spread rates. Typically, steep terrain results in faster fire spread up-slope and slower fire spread down-slope, unless downslope winds are influencing the fire. Flat terrain tends to have little effect on fire spread, resulting in fires that are driven by wind.

2.3 Geology

Rockwood Canyon is characterized by steep hillsides and valley floor. A wildland fire in Rockwood Canyon could easily spread to fuels on the opposite sides of the canyon by spotting¹. Wind eddies and strong upslope air movement could also be expected at sharp bends in the canyon.

The U.S. Department of Agriculture soils survey map (SCS 1973) for the San Pasqual Quadrangle designates the soils as “Visalia sandy loam (VaA), 0 to 2 percent slopes” and “Tujunga sand (TuB), 0 to 5 percent slopes”. Both soil series typically occur on alluvial fans and flood plains. The project site’s soils’ types do not contain geological features that would pose any increased danger of wildfire potential.

2.4 Flammable Vegetation

The Project site consists of a completely graded, dirt pad, with newly constructed buildings for the wine tasting and event center complex. The entire 4.2 acres to be graded has been in various types of agriculture for decades. No natural vegetation will be disturbed during grading. Once the Project is built, the surrounding vegetation would continue to be characterized as areas planted with wine grapes, avocados, and various types of citrus. Guejito Creek, which is largely disturbed or planted, is approximately 380 feet from the east edge of the channel to the wine tasting room. To the west of Guejito Creek is a hillside planted with avocados that are owned and maintained by the Project Applicant. There are continuous chaparral fuels in the vicinity of the project, but they are considered to be distant from the project and occur on hills that slope up, away from the valley floor as well as the project site. In its natural state, chaparral is characterized by infrequent fires, with intervals ranging between 30 to 50+ years (*Wikipedia contributors* 2019). The fires are high intensity and stand-replacing. Recent human activity has increased fire frequency. The shoots of the chaparral plants do not have thick bark, therefore, they are not very resistant; however, the vegetative recovery is resilient (with long fire-free periods) because its regeneration is rapid from dormant seed banks and root-crowns. CAL FIRE Fire and Resource Assessment Program (CAL FIRE 2019) fire history data² indicates wildfires have occurred on and within the vicinity of the project site. The 2007 Witch Fire burned through Rockwood Canyon and more recently the 2018 Pasqual Fire burned about 328 acres approximately 1.5 miles to the southeast of the project site. The vegetation on and adjacent to this Project is still in early stages of recovery toward a climax species composition.

¹ Spotting is the behavior of a wildfire producing embers that are carried by the wind and which start new fires beyond the zone of direct ignition by the main wildfire.

² Based on polygon GIS data from CAL FIRE FRAP, which includes data from CAL FIRE, USDA Forest Service Region 5, BLM, NPS, Contract Counties and other agencies. The data set is a comprehensive fire perimeter GIS layer for public and private lands throughout the state and covers fires 10 acres and greater between 1878–2018.

2.5 Climate

Inland, northern San Diego County and the project area's weather are influenced by the Pacific Ocean and are frequently under the influence of a seasonal, migratory subtropical high-pressure cell known as the "Pacific High" (WRCC 2019). Wet winters and dry summers with mild seasonal changes characterize the Southern California climate. This climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, or dry, easterly Santa Ana winds. The average high temperature for the project area is approximately 70°F, with average highs in the summer and early fall months (July–October) reaching 95°F. Precipitation typically occurs from December through April with annual rainfall ranging from 3.5 to 13.3 inches. The prevailing wind pattern is from the west (on-shore), but the presence of the Pacific Ocean causes a diurnal wind pattern known as the land/sea breeze system. During the day, winds are from the west-southwest (sea) and at night, winds are from the northeast (land), averaging two miles per hour (mph). During the summer season, the diurnal winds may average slightly higher (approximately 16 mph) than the winds during the winter season due to greater pressure gradient forces. Surface winds can also be influenced locally by topography and slope variations. The highest wind velocities are associated with downslope, canyon, and Santa Ana winds.

The Project area's climate has a large influence on the fire risk, as drying vegetation during the summer months becomes fuel available to advancing flames should an ignition be realized. Typically, the highest fire danger is produced by the high-pressure systems that occur in the Great Basin, which result in the Santa Ana winds of Southern California. Sustained wind speeds recorded during recent major fires in San Diego County exceeded 30 mph and may exceed 65 mph during extreme conditions. The Santa Ana wind conditions are a reversal of the prevailing southwesterly winds that usually occur on a region-wide basis during late summer and early fall. Santa Ana winds are warm and dry winds that flow from the higher desert elevations in the north through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Consequently, peak velocities will be the highest at the mouth of Rockwood Canyon and dissipate as they spread across San Pasqual Valley floor. Santa Ana winds generally coincide with the regional drought period and the period of highest fire danger. The Proposed Project site is affected by Santa Ana winds from the north (upper portion of Rockwood Canyon) and east of the site. The slopes are generally in alignment with the extreme Santa Ana wind events, which can influence fire spread by creating downslope and down canyon wind-driven fires.

3 Project Exposure to Wildland Fires

3.1 Water Supply

On-site firefighting water needs will be met from an on-site water storage tank. Fire water storage, consisting of a 30,000 gallon corrugated metal tank, 15 feet high and 30 feet in diameter, would be located approximately 1,360 feet north of the wine tasting-event center complex adjacent to the existing central farm road that runs the length of the permit area. The tank will be located in a vacant area now being used for storage and would be at least 350 feet from any existing buildings. The tank shall comply with 2019 California Fire Code, County of San Diego 2017 County Fire Code, and National Fire Protection Association (NFPA) 22- Private Fire Protection Water Tanks. Fire water will be supplied to the fire storage tank from an existing agricultural well.

A fire pump and control system will be housed in a proposed pump house constructed midway between the tasting room and event center. The fire pump installation and maintenance shall comply with 2019 California Fire Code, County of San Diego 2017 County Fire Code, and NFPA 20- Standard for Installation of Stationary Pumps for Fire Protection. The tank and pump house would be installed on an elevated pad that would be approximately 18 inches higher than the surrounding grade. The pump house would be of masonry construction. Both the tank and pump house would be surrounded by a 12 foot wide decomposed granite perimeter. Access to the fire water storage tank area would be from existing farm roads of decomposed granite (DG). Power to the pump house will come underground via an existing San Diego Gas & Electric pole about 500 feet from the pump house. A back-up, diesel power source or equivalent generator will be installed adjacent to the pump house in case SDG&E shuts off power to the Project area during a wildfire.

Two fire hydrants and two fire department connections (FDC), are proposed for the project site. The first fire hydrant would be located on the east side of the entry road within 50 to 100 feet from the wine tasting room. The event center will also have a fire hydrant within 50 to 100 feet of each event center building. Each building will have a separate FDC for fire sprinkler system. The FDC located next to and typically within 40 feet or less of fire hydrant. The 30,000 gallon storage tank will supply water to the fire protection system via an eight inch water line. The pump house will be connected to the FDC's and fire hydrants via six inch Poly Vinyl Chloride (PVC) piping.

3.2 Fire Access Roads

Access to the project site would be provided from San Pasqual Valley Road (SR-78) via a proposed 24-foot wide asphalt cement (AC) pavement private roadway. Internal circulation would be provided by 24-foot-wide roadways with the exception of the proposed bridal suite parking area which will be 20 feet in width. Road grades will comply with the 2017 County Fire Code fire access roadway standard. Minimum vertical clearance of 13 feet 6 inches will be maintained for the entire required width of fire access roads.

All access and internal road surfaces will consist of asphalt pavement and would be capable of supporting the imposed loads of fire apparatus (not less than 75,000 lbs.). All proposed roads would be improved with asphalt pavement and would be maintained to provide a fire buffer as well as to facilitate on-site circulation for emergency vehicles.

Although not planned or required, a possible emergency vehicle access road could be provided to the south, via an approximately 20-foot wide DG road, that connects the proposed bridal suite parking area to SR-78 (San Pasqual Valley Road), which is approximately 200 feet to the south. This emergency vehicle access (EVA) would be used for egress or ingress of emergency vehicles and the evacuation of employees and guests from the bridal suite and banquet barn.

3.3 Dead Ends

All dead-end fire access roads in excess of 150 feet in length have been provided with approved provisions for turning around emergency apparatus. Therefore, the Project is in compliance with 2017 County Fire Code.

3.4 Gates

Existing automatic, rolling gate will remain for main entrance. There is also an existing rolling gate for the EVA road (Refer to Attachment 2 for gate locations). In addition to existing gates, there are three proposed new gates, the first is located approximately 160 feet north of the main gate, the second is located on the internal access road for the event center, and the third is located at the southeast end of the parking lot at the entrance to the existing farm road. All gates will be equipped with a Knox, emergency key-operated switch overriding all command functions and opening the gate and a Knox box, per code. Additionally, all gates will be equipped with approved emergency traffic control-activating strobe light sensor, which will activate the gate from both directions of travel on the approach of emergency apparatus. Both automatic gates will have a battery back-up or manual mechanical disconnect in case of a power failure.

3.5 Premises Identification

Identification of roads and structures will comply with 2020 Consolidated Fire Code, Section 505.1, as follows:

- All structures shall be identified by street address. Numbers shall be 8 inches in height, 1 -inch stroke, and located 6 to 8 feet above grade. Numbers will contrast with background.
- Multiple structures located off common driveways will include posting structure identification on structures, and at the entrance to the common road entrance.
- If the structure is 100 feet from the main roadway, structure identification should also be located at the entrance to the roadway or parking area.

An emergency response map update, including structures, fire hydrants, FDCs, and roadways or similar features in a format compatible with current San Diego County Fire Authority (SDCFA) mapping shall be provided to the County.

An illuminated directory sign would be located at the main entrance into the wine tasting room and event venue. The signage would depict the overall site plan and would readily identify each structure to assist with emergency response.

3.6 Fire Response

The Project site is located within the County's responsibility area and the City of San Diego's (City) sphere of influence. Emergency response for the Project would be provided, initially, by San Diego Fire-Rescue Department's (SDFRD) two-person fire-rescue Fast Response Squad (FRS) from SDCFA's Fire Station 84. The Fire Station is located at 17701 San Pasqual Valley Road with adjacency to San Pasqual Academy. While the SDFRD squad will not give the full capability of a fire station with a Type 1 fire engine, it does mean that faster responses are now possible. The vehicle carries a two-person crew: a Fire Captain/Emergency Medical Technician and a Firefighter/Paramedic. The squad has a complement of tools, equipment, and medical supplies. It also carries a small quantity of water and foam, but does not have the capability to hook up to a hydrant. The FRS crew can treat patients and extinguish small fires. Station 84 is approximately 1.14 miles from the most remote portion of the Proposed Project site with a calculated travel time of approximately 2 minutes and 35 seconds. Therefore, FRS can respond to the Project site within the City's adopted performance goal of responding to emergency calls with a first-due unit within 7:30 minutes (5:00 minutes travel time), 90% of the time (Citygate 2017).

Additionally, the FRS will be dispatched along with a Type 1 fire engine from closest neighboring fire stations and, for medical calls, an advanced life support ambulance. The closest fire stations would be Escondido Fire Department's (EFD) Station 4 at 3301 Bear Valley Parkway in Escondido or Ramona Fire Department's (RFD) Station 80 at 829 San Vicente Road in Ramona. EFD's Station 4 is approximately 8 miles from the most remote portion of the Proposed Project site with a calculated travel time of approximately 14 minutes and 15 seconds. In comparison, RFD's Station 80 is approximately 9 miles from the most remote portion of the Proposed Project site with a calculated travel time of approximately 15 minutes and 57 seconds. Therefore, both fire stations can respond to the Project site within the San Diego County General Plan travel time standard (County of San Diego 2011) for the Proposed Project's land use designation.

The Project site would be visited daily by a limited number of employees and guests. This on-site population will not be consistent, and would not include overnight stays. This land use activity does not fit into typical models to calculate projected call volume. As a conservative comparison, this analysis uses estimated 450 guests (wine tasting room and event venue at 100% occupancy), and approximately 25 staff on-site during daylight hours. Therefore, the 24-hour equivalency would be half that number or 238 people, since staff and guests would not be on site after dark/overnight. Using San Diego County fire agencies' estimate of 82 annual calls per 1,000 population, the Project would potentially generate up to 20 calls per year (roughly 2 calls per month or 0.1 call per day), most of which would be expected to be medical-related calls, consistent with typical emergency call statistics (Refer to Table 1 for call volume calculations).

Table 1. Calculated Call Volume Associated with the Rancho Guejito Project

Emergency Calls per 1,000 (County Data)	Number of Guests and Staff	Avg. No. Calls per Year (238\1,000)x82	Avg. No. Calls per Day (22/365)
82	238 (estimate)	20	0.1

Service level requirements are not expected to be significantly impacted with the increase of approximately 3 calls per month for the local fire response system. For example, SDCFA's Station #84 currently responds to roughly 1 call per day (300 calls per year, 25 calls per month or 6 calls per week) in its primary service area. For reference, a Fire Station that responds to 5 calls per day in an urban setting is considered average and 10 calls per day is considered busy. Therefore, the project is not expected to cause a decline in the emergency response times. The requirements described in this FPP are intended to aid firefighting personnel and minimize the demand placed on the existing emergency service system.

3.7 Fire Setbacks from Property Lines

The minimum setback as regulated by the County of San Diego Zoning Ordinance and 2020 Consolidated Fire Code, Sections 4907.1 will be maintained to protect all Project structures from a wildfire.

3.8 Building Construction

All new structures will meet applicable Fire and Building Codes pursuant to requirements for ignition resistance (California Building Code, Chapter 7A). The wine tasting room and banquet barn will provide a dual-purpose as temporary refuge structures. These structures would be intended to provide temporary refuge as a contingency to evacuation should evacuation be considered less safe. Hardening each building against a wildfire would require upgraded building features as follows:

- Type 1B exterior walls construction
- NFPA and San Diego County consistent, automatic fire protection sprinkler system
- Windows dual pane, both panes tempered or fire rated glazing for all sides of building
- Backup diesel or equivalent generator
- Air handling system to minimize smoke in ventilation
- Communication systems, including television, computers, internet, and telephone
- Basic supplies to accommodate a short-term sheltering, including water, first aid, and food
- Minimum 100 feet of defensible space around structure

3.9 Fire Protection Systems

An approved, automatic fire sprinkler system will be installed in all new structures for the Project in accordance with at minimum, NFPA 13R³ standards, 2019 CFC and CBC, and 2020 Consolidated Fire Code or the current, adopted Code editions. All commercial cooking equipment that produces grease laden vapor shall be provided with a Type1 hood, in accordance with the California Mechanical Code, and a pre-engineered wet chemical system, complying with Underwriters Laboratories Inc. (UL) 300. In addition, a Class “K” (Potassium acetate) Fire Extinguisher must be within 30 feet of travel distance of areas with heat processing equipment for food, using combustible cooking media.

3.10 Defensible Space

The Project will have fuel modification zones that extend beyond 100 feet around structures on site. This defensible space consists of irrigated and well-maintained vineyards and orchards that act as a 100+ feet of Fuel Modification Zone 1. The orchards and vineyards would be maintained in a healthy state at all times as follows:

- Fruit or grape plants will be irrigated to maintain a high moisture content.
- Dead or dying grape vines or trees and debris will be removed from the area on an on-going basis.
- Grape plants would be grown on trellises made of non-combustible material.
- Dead grasses and weeds between rows of trees or vines will be mowed to 3 inches in height.

³ NFPA 13R. Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies. 2019 Edition.

Additionally, as required in the 2020 Consolidated Fire Code, from the exterior wall surface of the building extending 5 feet on a horizontal plane shall be constructed of continuous hardscape or limited fire-resistant plantings acceptable to the FAJH. Vegetation in this space shall not exceed 6" to 18" in height and irrigation is required. Additionally, this space shall be free of combustible materials and the use of mulch is prohibited.

3.10.1 Outdoor Firepit Specific Requirement

Firepits constructed on the Project site will be required to have a minimum of 50 feet of hardscape surrounding each firepit. Further, use of outdoor firepits on a red flag warning day will not be permitted.

3.11 Ornamental Landscaping Requirements

Ornamental groundcovers, shrubs, and trees planted around the wine tasting room, bridal suite, and banquet barn will be selected from an approved fire resistant plant list that is maintained by the County of San Diego, Department of Planning and Land Use (PDS 199)⁴. Ornamental trees, excluding orchard trees, planted adjacent to these structures would be limited to groupings of 2–3 trees with canopies for each grouping separated horizontally by 10 feet as presented in Table 4907.3.1 in the 2020 Consolidated Fire Code. Combustible ground covers, such as mulch or wood chips, are prohibited within five feet of structures with an exterior stucco wall and weep screed. Ground covers within first five feet from structure are restricted to non-flammable materials, including stone, rock, concrete, bare soil, or other non-combustible material. Any combustible attachments to the structures (i.e., fences or gates) shall be located a minimum of 5 feet away from any structure.


3.12 Fire Behavior Computer Modeling

Based on preliminary evaluation by County Fire Marshal, computer fire behavior modeling is not required for this FPP letter report. The flat terrain and well-maintained vineyards and orchards that immediately surround the proposed project site preclude the necessity for fire behavior modeling.

⁴ https://www.sandiegocounty.gov/content/sdc/pds/fire_resistant.html

3.13 Emergency Pre-Planning - Evacuation

An evacuation plan will be prepared for the Rancho Guejito Project that indicates how the project will evacuate employees, vendors, and guests during a wildfire emergency. The evacuation plan will be prepared in coordination with County of San Diego Emergency Operations planning documents such that it does not conflict with existing evacuation and operational pre-plans. The Project Applicant shall clearly post an emergency fire plan for all employees, vendors, and guests to see.

	4.16.2019	Michael Huff, Principal
Prepared by (Signature)	Date	Printed Name, Title

Project Applicant (Signature)	Date	Printed Name, Title
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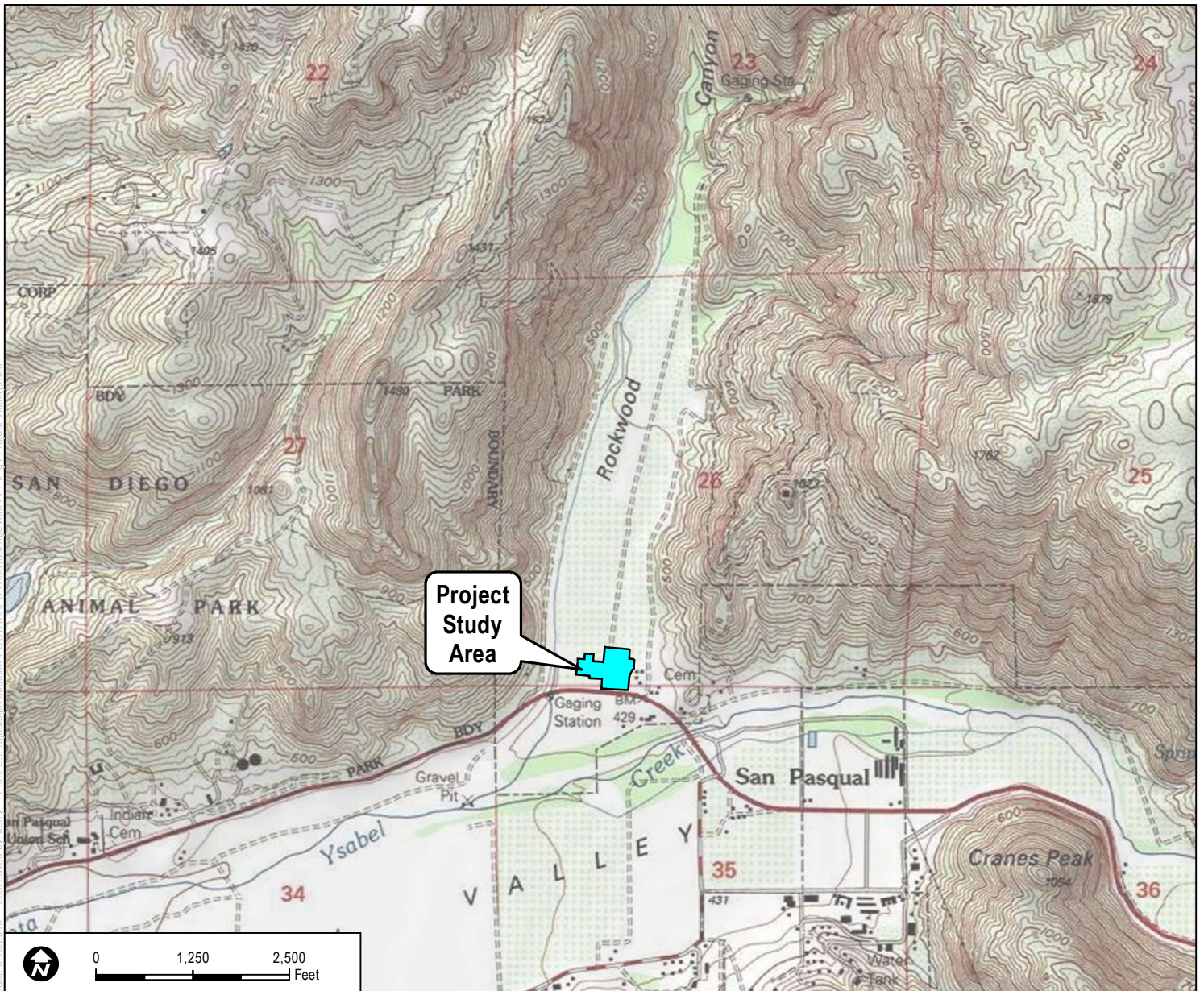
Att: Figure 1 – Project Vicinity
Figure 2 – Project Location
Attachment 1 – Photograph Log
Attachment 2 – Project Site Plan

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SOURCE: USGS 7.5 Minute Series, San Pasquel Quadrangle

DUDEK



FIGURE 1
Project Vicinity



Attachment 1

Representative Photographs

Attachment 1 – Rancho Guejito Wine Tasting/Event Venue Project

Representative Site Photographs



Photograph 1. View looking east towards proposed wine tasting room. Portions of the surrounding vineyards will remain.



Photograph 2. View looking west toward event venue, which would be located where existing farm structures are located.



Photograph 3. Photo of a portion of the wine tasting room area. Some orchard trees will be removed.



Photograph 4. Looking north along existing dirt farm road. Road will be widened to 24 feet and paved up to just north of wine tasting room.

Photographs were taken on August 19, 2019

Attachment 1 – Rancho Guejito Wine Tasting/Event Venue Project

Representative Site Photographs



Photograph 5. Onsite citrus orchards



Photograph 6. photograph looking west at hillside planted with with avocados and flat, farmland planted with grape vines and citrus trees.



Photograph 7. View of western edge of project site, looking north along east side of Guejito Creek channel.



Photograph 8. Most of Guejito Creek is vegetated with exotics, including giant reed (*Arundo donax*).

Attachment 1 – Rancho Guejito Wine Tasting/Event Venue Project

Representative Site Photographs



Photograph 9. Old farm structures, which are located on event venue site, to be removed.



Photograph 10. Old farm structures, which are located on event venue site, to be removed.



Photograph 11. Potential second access that connects event venue with San Pasqual Valley Road (SR-78). Road would be modified to 20 feet in width for emergency vehicle access and guest evacuation.



Photograph 12. View looking north along potential second access road.

Attachment 1 – Rancho Guejito Wine Tasting/Event Venue Project

Representative Site Photographs



Photograph 13. Photo of main entrance to wine tasting room and event venue complex. Existing asphalt driveway to be widened to 24 feet with the existing rolling gate to remain.



Photograph 14. View looking east along San Pasqual Valley Road (SR-78).



Photograph 15. View looking west along SR-78.



Photograph 16. San Diego County Fire Authority Fire Station 84 houses a San Diego Fire-Rescue Department two-person Fast Response Squad.



Attachment 2

Project Site Plan

